

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 220 MACAULAY STREET, GRIMSBY

**PURCHASE PRICE £80,000- NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£80,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 220 MACAULAY STREET, GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale with no chain this mid-terrace property, located close to the Town Centre and local amenities. The property is also has good access to the A180 motorway. The property comprises of an entrance porch, a hall, a lounge, a dining room and a fitted kitchen. To the first floor there are two double bedrooms, a single bedroom and a bathroom. The property benefits from a rear garden, u.PVC double glazing and gas central heating. This property would make an ideal investment/first time buy.

### **PORCH**

Through a u.PVC double glazed door into the porch with a hardwood and glazed door into the hall.

### **HALL**

With a central heating radiator, a light to the ceiling and opens into the dining room.

### **LOUNGE**

9'10 x 11'3 (3.00m x 3.43m)

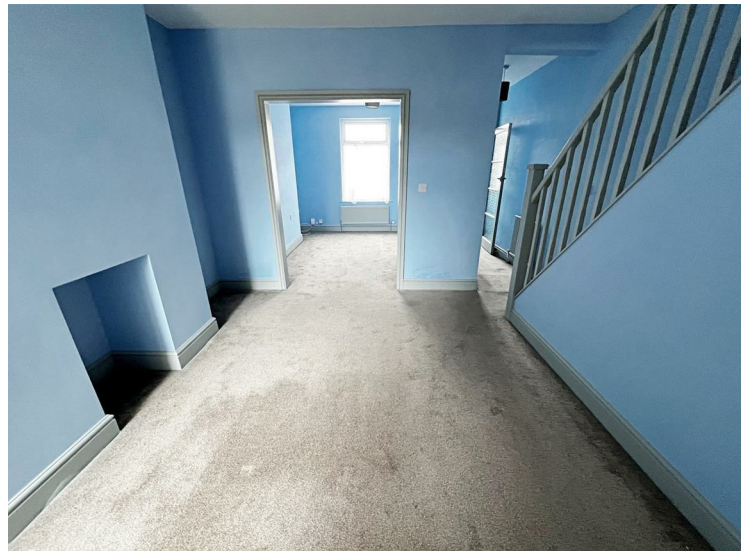
The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **DINING ROOM**

13'1 x 12'5 (3.99m x 3.78m)

The dining room opens into the lounge, with a u.PVC double glazed window, a central heating radiator, stairs to the first floor accommodation and a light to the ceiling.



## 220 MACAULAY STREET, GRIMSBY

### **KITCHEN**

8'3 x 14'3 (2.51m x 4.34m)

With a range of cream wall and base units, contrasting work surfaces incorporating a black sink unit with a chrome mixer tap. An integral electric hob and oven with a stainless steel extractor fan above, plumbing for a washing machine and the central heating boiler is housed within a cupboard. Two u.PVC double glazed windows, a u.PVC double glazed door, a central heating radiator, a tiled floor and a light to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a built in cupboard and a light to the ceiling.

### **BEDROOM 1**

13'1 x 11'3 (3.99m x 3.43m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a cast iron fire place, a built in cupboard and a light to the ceiling.



### **BEDROOM 2**

7'10 x 12'5 (2.39m x 3.78m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

## 220 MACAULAY STREET, GRIMSBY

### **BEDROOM 3**

8'3 x 8'10 (2.51m x 2.69m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **BATHROOM**

5'1 x 7'4 (1.55m x 2.24m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap and a folding shower screen, a cabinetised sink and toilet with chrome fittings. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.

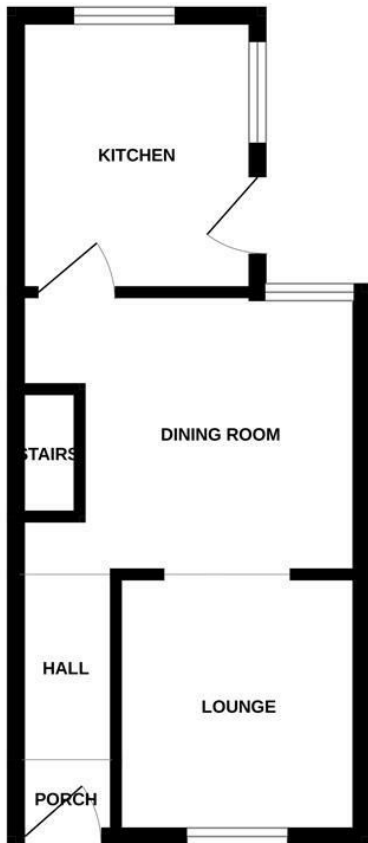


### **OUTSIDE**

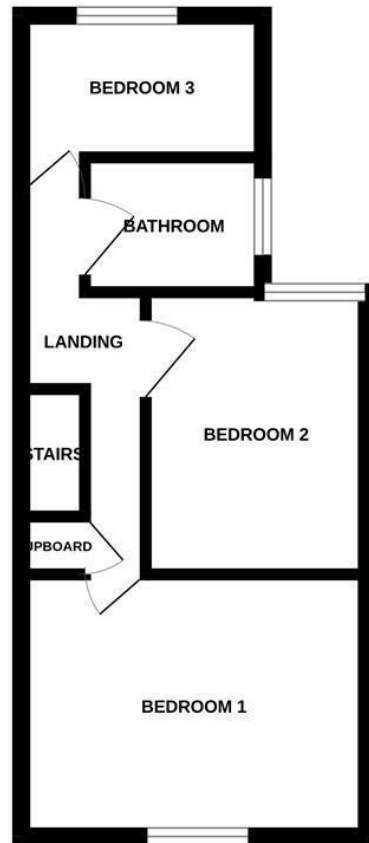
The rear garden has a walled and fenced boundary and a wooden gate and is laid to lawn with a concrete path and a concrete hard standing at the bottom of the garden.



GROUND FLOOR



1ST FLOOR



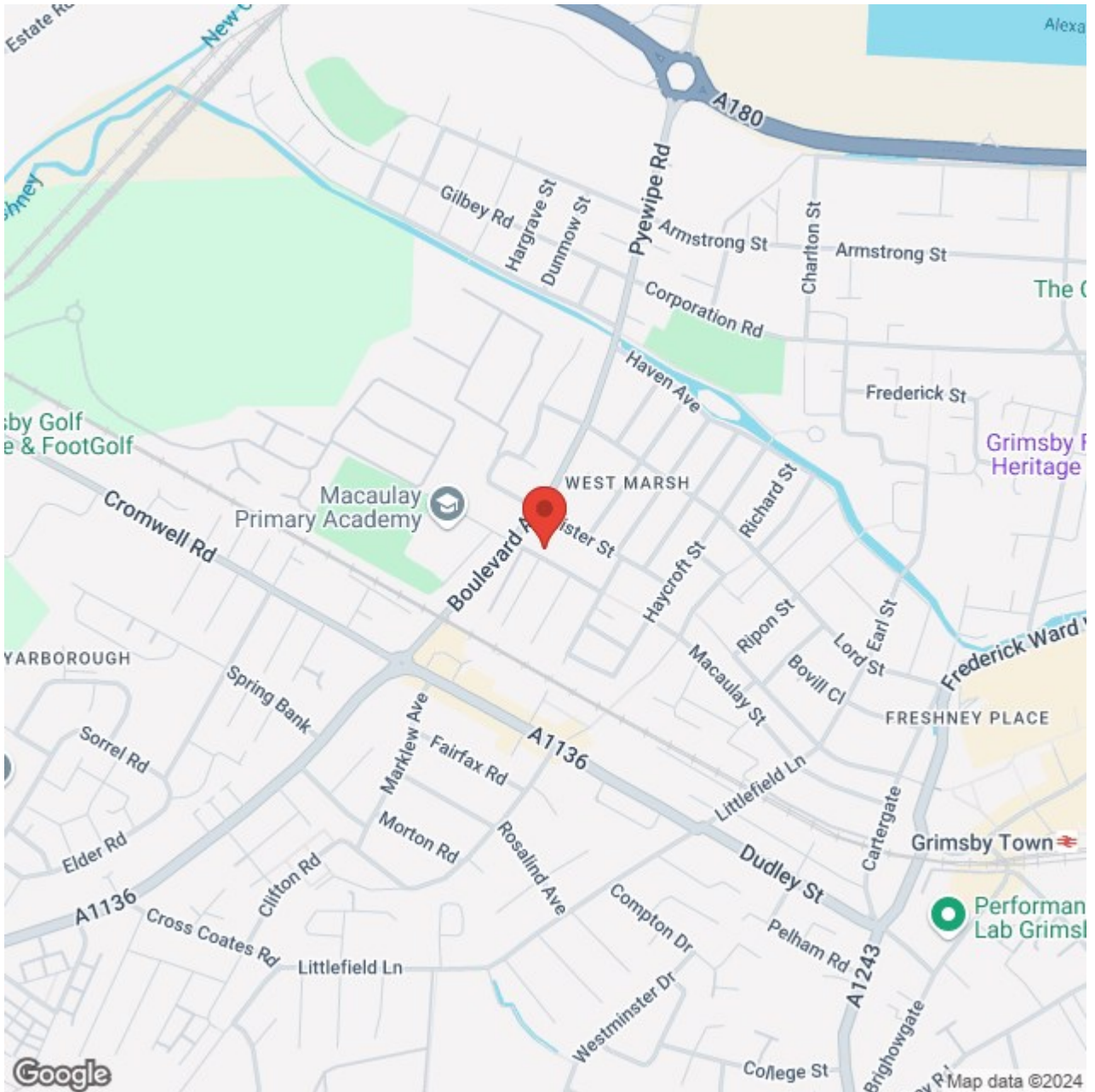
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland